
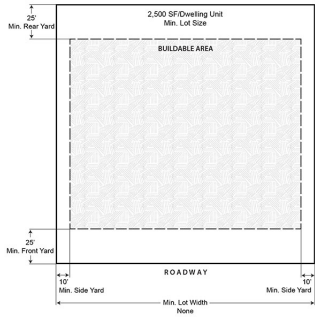


Multifamily High Density Residential (R-3)		
<i>(a) Purpose</i>		
The Multifamily High Density Residential (R-3) district is intended to allow the development of a variety of housing types at a maximum density of fifteen (15) units per acre. This district is further intended to satisfy the need for a high concentration of population, is located adjacent to arterial or collector streets and is well served by public services and facilities. When adjacent to R-1 zoning districts, the development within the district shall be designed carefully to provide maximum compatibility with adjacent development by proper architectural design, landscaping, screening, and parking.		
<i>(b) Use Standards</i>		<i>Typical Lot Pattern</i>
See <u>Chapter 28</u> Article IV and Article V		
<i>(c) Intensity and Dimensional Standards</i>		
Lot area, minimum (sq. ft.)	Townhomes: 2,000 Multifamily: 2,500 per DU	
Lot width, minimum (ft.)	Townhomes: 20 Multifamily: None	

Density, maximum (du/ac)	15	 <p>The diagram illustrates a rectangular lot with various setbacks and a central buildable area. At the top, a dashed line indicates the '2,500 SF Dwelling Unit Min. Lot Size'. The 'BUILDABLE AREA' is shown as a shaded rectangle within the lot. Setbacks are marked with arrows and labels: 'Min. Rear Yard' (25 ft), 'Min. Front Yard' (25 ft), 'Min. Side Yard' (10 ft), and 'Min. Lot Width' (None). A 'ROADWAY' is shown at the bottom of the lot.</p>
Floor area per dwelling unit, minimum (sq. ft.)	Townhomes: 800 Multifamily: Efficiency - 600 1 Bedroom - 700 2 Bedroom - 800 3 Bedroom - 900	
Building coverage, maximum (% of lot area)	50	
Lot Coverage, maximum (% of lot area)	NA	
Height, maximum (ft.)	35	
Front yard setback, minimum (ft.)	25 ^{1, 2}	
Side corner yard setback, minimum (ft.)	20 ²	
Interior side yard setback, minimum (ft.)	10 ²	
Rear yard setback, minimum (ft.)	25 ^{1, 2}	

Accessory Use Development
Standards

See Chapter
28 Article VII

NOTES:

- Townhouse and Multifamily developments shall have a minimum distance between structures of 20 feet.
- A maximum of six (6) dwelling units shall be allowed in a building group of townhouse units.
- Staggered setbacks are encourage to lessen the straight row effect.
- Multifamily units shall contain a private storage area of thirty-two (32) square feet per unit.

² For townhome developments, see Section 30-151, Projections.

Typical Development Configuration (For illustrative purposes only)

Multifamily Medium Density (R-3)

Minimum Lot Area = 2,000 sq ft for

Townhomes

Minimum Floor Area = 800 sq ft for

Townhomes

Maximum Lot Coverage

By All Buildings = 50 percent

Maximum Building Height = 35 ft

Minimum Distance Between

Structures = 20 ft

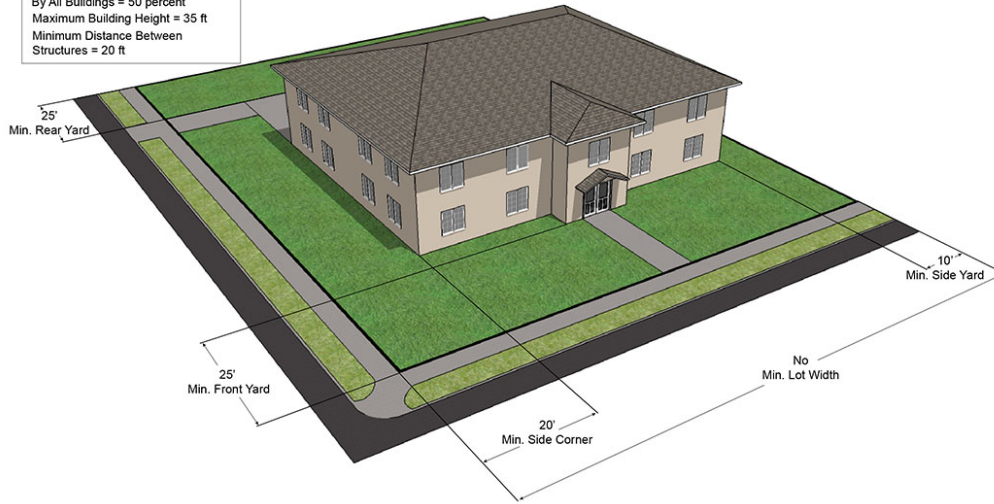
Maximum Dwelling Units per

Townhome Building = 6 Units



Multifamily High Density (R-3)

Minimum Lot Area = 2,500 sq ft per
Dwelling Unit
Minimum Floor Area = 600 sq ft for
Efficiency plus 100 sf per Bedroom
Maximum Lot Coverage
By All Buildings = 50 percent
Maximum Building Height = 35 ft
Minimum Distance Between
Structures = 20 ft



(Ord. No. 53-2018, § 1, 11-13-17)